

DCW Zoning District Regulations

The purpose of this district is to provide for commercial development within a compact area which provides for enhanced pedestrian movement between properties. Uses permitted within this district are primarily retail and service establishments geared toward serving the needs of the population of the Island.

Permitted Uses

Auto Rental	Health Club or Spa
Bank or Financial Institution	Health Services Office-except Hospitals
Central Reception or Check in Facility	Linear Park
Commercial Parking	Mini Park
Community Service	Minor Utility
Dance Studio	Mixed Use Residential
Eating Establishments, High Turnover	Neighborhood Park
Eating Establishments, Low Turnover	Other Offices
Eating Establishments, without Seating	Other Retail Sales or Service
Funeral Home	Real Estate Sales/Rental Office
Furniture Store	Shopping Center
Government Facilities	Special Use Park
Hardware, Paint, Glass, Wallpaper, or Flooring Store	Supermarket

Permitted with Conditions (See Planning Staff for Conditions)

Bicycle Shop w/ outdoor storage	Nightclub or Bar
Community Theater	Open Air Sales
Contractor's Materials	Pet Store
Convenience Store	Souvenir or T-Shirt Store
Day Care	Veterinary Hospital
Department or Discount Store	

Permitted by Special Exception (See Planning Staff for Conditions & Criteria)

Adult Entertainment	Indoor Recreation
Auto Repair	Liquor Store
Gas Sales	Major Utility
Kennel, Boarding	Towing Service
Indoor Entertainment	Wholesale Business with or without Accessory Retail Outlet

Density (per Net Acre)

4 Dwelling Units
10,000 Square Feet Office
8,000 Square Feet Other Uses

Maximum Structure Height

45 feet above Base Flood Elevation
3 Stories/ 1 Level of Parking

Maximum Impervious Coverage

65% of Gross Land for Nonresidential

Minimum Open Space

25% of Gross Land for Nonresidential

Parking Requirements

For specific off-street parking requirements, see Section 16-5-1108 of the Town of Hilton Head Island Land Management Ordinance.

The above tables and code sections can be found in the Town of Hilton Head Island Land Management Ordinance. For specific use and site design questions, please call the Planning Department at 843-341-4681.